

# Unit 1609 - Metropica North Tower 1

1609 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

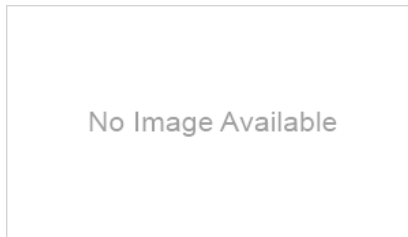
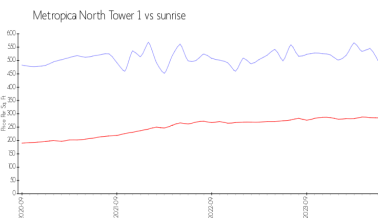
MLS Number: RX-11002446  
 Status: Active  
 Size: 1,830 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Assigned,Garage - Building,Valet Parking Avlbl  
 View: City,Pool,Tennis  
 Rental Price: \$4,200  
 List PPSF: \$2  
 Valuated Price: \$643,000  
 Valuated PPSF: \$496

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 263  
 Number of active listings for rent: 0  
 Number of active listings for sale: 41  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

## Market Information



Metropica North Tower 1:	\$500/sq. ft.	sunrise:	\$285/sq. ft.
sunrise:	\$285/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Metropica North Tower 1	16%
sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	136 days
sunrise	62 days
Broward	70 days

